Commercial Businesses



Richland County Department of Planning & Development Services





Speaker Overview

Geonard Price, Zoning Administrator

K. Brian Cook, Assistant Zoning Administrator

Topic:

Zoning for Commercial Businesses in Richland County





Planning & Development Services

Our mission

Creating better communities in Richland County using a public planning process.

Our goal

Incorporating best practices balancing environmental and economic concerns.



Zoning

Richland County is divided into zoning districts.

The LDC (Land Development Code - Chapter 26) identifies the permitted uses within each zoning district, as well as development standards for the establishment of each land activity.

These regulations address development standards, such as, lot size, setbacks, height limitations, parking, signage, flood and landscaping.

There may be certain situations where submittal of a site plan is required in order to ensure compliance.



Zoning Districts Residential

TROS Traditional Recreation Open Space

RU Rural District

RR Rural Residential District

• RS-E Residential, Single-Family - Estate

• RS-LD Residential, Single-Family - Low Density

RS-MD Residential, Single-Family – Medium Density

• RS-HD Residential, Single-Family - High Density

MH Manufactured Home District

• RM-MD Residential, Multi-Family - Medium Density

• RM-HD Residential, Multi-Family - High Density





Zoning Districts Commercial

• OI Office and Institutional District

NC Neighborhood Commercial

RC Rural Commercial District

GC General Commercial District

M-1 Light Industrial District

LI Light Industrial District

HI Heavy Industrial District

PDD Planned Development District





Industrial Zoning





Neighborhood Commercial Zoning







Zoning Rural







Commercial Zoning



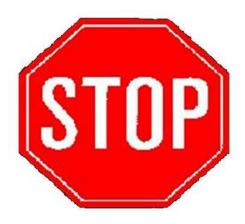




Zoning Residential







Check with this department before making any decisions about the location of your business!

- ✓ Ensure the use is allowed.
- ✓ Know if site plans are required.





Development Review Process

- The County Planning Department reviews <u>all</u> applications for land development:
 - subdivisions (residential)
 - site plans (commercial)
- The Department coordinates approvals among several county and state agencies:

❖Health Department

❖Dept. of Transportation

❖Fire Marshall

❖DHEC

❖Parks and Recreation

❖Soil Conservation

❖Public Works & Engineering





Planning & Development Services Professionals

Flood Management	Addressing
Zoning	Site Plan Review
Neighborhood Improvement	Comprehensive Planning
Geographic Information Systems	





BUSINESS RULES & ONLINE TOOLS WORKSHOP

(GIS)

Regulations

- Who is being regulated?
 - Any business located in Unincorporated Richland County
- Why are they being regulated?
 - To protect the quality of life, insure safety, maintain practical growth and property values for our citizens
 - What law / code is used?
 - Richland County Land Development Code (Chapter 26)
- What are the penalties for not being compliant?
 - A daily fine of \$1,092.50 and/or 30 days in jail



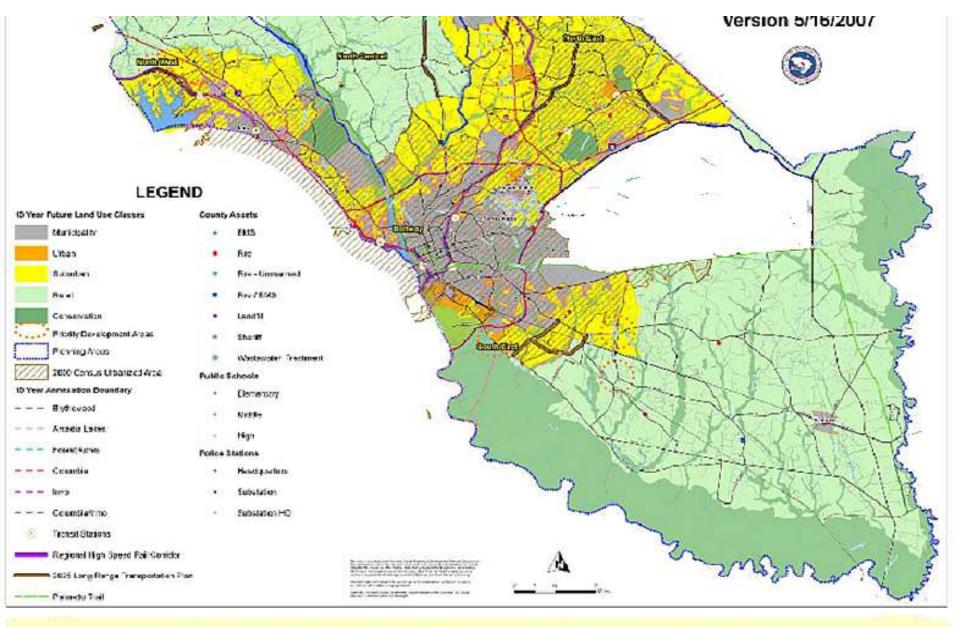


Comprehensive Planning

- Richland County, South Carolina
 - In 2035, Richland County will have 40% more people.
- An additional 130,000 residents will be calling our community home.
 - Where will these people live?
 - How will they get to work?
 - How will we plan for the additional traffic?







BUSINESS RULES & ONLINE TOOLS WORKSHOP

FRIDAY, FEBRUARY 6TH, 2009 COLUMBIA, SC

Richland County Website

www.richlandonline.com

Planning & Development Services Land Development Code (Ch. 26)





Contact Information

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Richland County, South Carolina

Department of Planning & Development Services

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